

House General & Housing Committee.
March 21, 2023

I am writing in support of H.184. We have sufficient regulations regarding lead paint. Without this bill, I will have additional costs which I will simply pass on to my low income tenant. At no benefit to them whatsoever. Please put this letter in the public record, in support of H.184.

Respectfully yours,
Robert Feuerstein, President
Kennedy Bros., Inc.
Vergennes, VT 05491

House General & Housing Committee.

I am asking the House General & Housing Committee pass H.184 Please place my letter into the Committees record for consideration of H.184.

Sincerely Yours,

Donald C. Lovejoy, Landlord
So. Royalton, Vt.
EMP Cert # 2427

Dear Representatives,

Please consider passing H.184. I am an apartment building owner and manager with properties in Hardwick and St. Johnsbury. The health department's new lead paint rules are especially costly and burdensome. Particularly in the kingdom where rental rates are lower, the additional costs will force building owners to raise rental rates. I have been unable to access publicly information that the health department has substantiated that the new rules will result in improved health for tenants of pre-1978 housing.

Sincerely,
Isaac Jacobs
Craftsbury Common, Vermont

I am asking that you pass bill H184. The new lead paint regulations will increase costs for landlords and subsequently increase rents for tenants.

The new regulations are particularly unfair and burdensome for small landlords. In some cases the landlord is an elderly person with an apartment attached to their house to help with expenses. The new regulation makes it mandatory to hire a certified lead paint contractor if for instance there is one square foot of peeling paint on one side of their house or a room in the house. Good luck getting a contractor to take a job like this and if you were lucky enough to get one they would charge you for a large job to make it worth their while. This potentially could happen every year. The new regulation was not well thought out. I also understand that the health dept. said they were going to exempt small landlords but when the regulation was enacted small landlords were not exempted.

Please place my letter in the public records for consideration of bill H184

Thank You Steve Barden

House General & Housing Committee

We are writing to you regarding the new lead paint laws that took affect October 1, 2022

We own several rental buildings in Morristown. Keeping rents affordable, units in good repair, clean and well kept are very important to us. Once we heard about what we will not be allowed to do in order to get our apartments turned over to new tenants we were appalled that the Health department would make this process so challenging, expensive and the potential of turning an unit over much longer then it should.

With our lack of housing, this will cause issues big time.

We have been trying to find a company to do exterior painting and it has been very trying. These painters pick and choose which they are allowed to, but to get them to return your call..is another story. They also don't care to drive more then an hour from their job to what might be a small time project.

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here aren't enough of licensed painting contractors in this state to take care of our apartments. We can't even find contractors to repair exterior issues.

We should be able to take care of vacant apartments without a license and paying for paint insurance.

Please consider the overall cost to us and our tenants who pay for this in the long run. All of these extra costs will add to the rental cost burden.

Please vote yes to H.184 and help us do our jobs as landlords in a more affordable way. We are good people. Being a landlord is not an easy task in todays world.

Thank you for your time
Susan Wickart

House General & Housing Committee,

As a Vermont resident and landlord I am writing to request that you pass H. 184. I believe in safe and affordable housing, and always strive to provide both to our tenants. However, I believe the Health Department did not take into consideration how expensive and burdensome their new Lead Paint Regulations would be for landlords, especially small landlords.

We are currently between a rock and a hard place as our options are:

1. Have an RRPM license to work on our own properties. As a landlord with only one duplex building this is difficult for us to do and maintain, as we already don't have a huge profit margin. Expensive liability painter's insurance would force us to raise rents, and we don't want to do that. We have no issue with training and taking a test, but licensure with insurance as though we are commercial painters for two apartments is overkill.

2. Find an RRPM licensed painter to hire. This is both expensive and almost impossible (try getting one to even respond to a request for an estimate). If the Health Department wants to force us to use RRPM licensed painters they should have looked into how many are actually available in Vermont, and how impossible that situation is for landlords.

If affordable housing really is a priority for Vermont then please pass H. 184 and give landlords at least one viable option for repairs at a reasonable cost. I would also love to see future legislation that might help open up pathways for more commercial painters to obtain RRPM licensure at a lower cost. I know some decent painters who can't afford licensure without raising their rates, which again, makes housing less affordable. We need to get creative, but I think we can find ways to have both affordability and safety.

Thank you for your time.

Sincerely,

Joy Marcotte

I urge the House General and Housing Committee to pass H.84.

My husband and I own two attractive older houses in downtown Burlington in the Historic Preservation district. There are accommodations for a total of 12 people to rent apartments in those buildings. We have owned the houses since the 1970's and have always kept the properties in good condition. We have consistently had good tenants and have kept rents low. With new regulations imposed by Vermont Health Department, we will be unable to maintain the rental apartments in good condition at rents that affordable. We understand the necessity for keeping lead from harming tenants' health, but conforming to new requirements will make it impossible to keep up with repair and maintenance. Please insist on simple, inexpensive ordinances that will allow us and other small apartment owners to conform to the city's lead abatement policies and will not be prohibitive for us to maintain without raising rents or selling the buildings. We use the profits for maintaining our own post-retirement private residence in Burlington.

Sincerely,
Nancy and Russell Ellis

To the House General & Housing Committee,

We are landlords in Vergennes to just one residential property. We are aware of the new Health Department's new RRPM Firm licensing and liability insurance requirements for as part of the new regulation for lead-safe painting and maintenance of rental units.

We are asking the Committee to pass bill H.184. The new regulations would be such a financial burden on small landlords, like ourselves, and in turn negatively affect the affordability of rental target housing in Vermont. For those not holding themselves out for hire to others, the newly imposed licensing fees and liability insurance requirements should be waived, as they are for owner-occupied childcare facilities.

To call these new costs and mandates part of the "cost of doing business" is not a satisfactory solution to a lead-paint problem we did not create. The imposition of these fees and insurance requirements will not solve Vermont's lead paint problem. In many many cases, I believe, Vermont's small landlords are the ones capable of really improving our housing quality and safety. They are the ones that really care about the individual buildings and take the time to do improvements properly and safely.

Thank you so much, in advance, for your support to pass H.184.

Sincerely,
Julianne and Didier Murat
Vergennes

House Genera and Housing Committee

I have completed the RRPM training courses along with my daughter. I have submitted documentation from Co-op Insurance Co. that demonstrates that I have a business insurance policy with \$1,000,000 in liability insurance coverage on my rental properties with no exclusions for lead paint.

Apparently this is not good enough for the health department. I have even contacted the health department with additional information with no response. These insurance requirements and regulations are contributing to the homeless problem in VT as I am about to ask my tenants to leave, close down 6 rental units, and sell these buildings as single family homes.

I know that other landlords are considering the same course of action. I am 76 years old and I have no intention of starting a lead paint abatement business. I only want to maintain my own properties without having to hire overpriced painting contractors.

Thank You for your consideration, John Parker